



AGENDA
REGULAR CITY COUNCIL
CITY OF LEANDER, TEXAS
Pat Bryson Municipal Hall
201 North Brushy Street ~ Leander, Texas



Thursday ~ June 15, 2017 at 7:00 PM

Mayor – Christopher Fielder
Place 1 – Andrea Navarrette
Place 2 – Michelle Stephenson
Place 3 – Shanan Shepherd

Place 4 – Ron Abruzzese
Place 5 – Jeff Seiler (Mayor Pro Tem)
Place 6 – Troy Hill
City Manager – Kent Cagle

1. Open meeting, Invocation and Pledges of Allegiance.
2. Roll Call.
3. Staff Comments.
4. Citizen Comments: Three (3) minutes allowed per speaker.
[Please turn in speaker request form before the meeting begins.]
5. Recognitions/Proclamations/Visitors.
 - o Proclamation recognizing July as *Park and Recreation Month*
 - o Receive update from Capital Metropolitan Transportation Authority (CAP Metro)

CONSENT AGENDA: ACTION

- 6C. Approval of the minutes for meeting held on June 1, 2017.
- 7C. Approval of the Second Reading of an Ordinance regarding Zoning Case 17-Z-011 amending the current zoning of Interim SFR-1-B (Single-Family Rural) to PUD (Planned Unit Development) with the base zoning district of LO-2-A (Local Office) on one (1) parcel of land approximately 3 acres ±, more particularly described by Williamson Central Appraisal District Parcel R497495; and more commonly known as 3429 Journey Parkway, Leander, Williamson County, Texas.
- 8C. Approval of Change Order No. 4 with Central Road & Utility, Ltd. to Bar W Ranch West Phase One Lift Station (LS-25) and Wastewater Improvements in the Amount of Two Hundred Thirty-One Thousand Seven Hundred Fifty-Five (\$231,755.00) Dollars (City's share at One Hundred Twenty-Five Thousand Six Hundred Fifty-Seven Dollars Fifty-Six Cents (\$125,657.56)); for Three Phase Underground Electric Conduit and Appurtenances (City's share of PEC's Conductor cost at Forty-One Thousand Three Hundred Sixty-Two Dollars Eighty-Nine Cents (\$41,362.89)); and authorize the City Manager to negotiate and execute any and all necessary documents.

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- 9C. Award of a Professional Services Agreement by and between the City of Leander and Patin Construction to construct an eight (8) inch waterline on Brushy Street; in the amount of Two Hundred Ninety-Nine Thousand Two Hundred Eighty-Five (\$299,285.00) Dollars; authorize the City Manager to execute any and all necessary documents; and provide an effective date.
- 10C. Approval granting a waiver of Article 8.04, Noise, Section 8.04.001(a)(11) in the hours of construction work to American Constructors to provide for construction events allowing concrete pours at the Austin Community College – San Gabriel Campus project site between the dates of June 16, 2017 and June 30, 2017 between the hours of 12:00 a.m. through 11:00 p.m.; and requiring American Constructors to provide one week notice to surrounding property owners prior to the event.
- 11C. Award Solicitation #S17-024 to Brockway, Gersbach, Franklin & Niemeier, P.C. for Professional Auditing and Accounting Services for the purpose of auditing services for the current fiscal year 2017-2018 with option to renew for two (2) successive one-year engagements; in an amount not to exceed Forty-Two Thousand (\$42,000.00) Dollars; and authorize the City Manager to execute any and all necessary documents.
- 12C. Award the purchase of one (1) 2017 Chevrolet Tahoe to Caldwell Country Chevrolet, from Solicitation #S17-001 awarded October 20, 2016, in an amount of Thirty-One Thousand Four Hundred Forty-Eight (\$31,448.00) Dollars; and authorize the City Manager to execute any and all necessary documents.

PUBLIC HEARING: NO ACTION

13. Conduct the Second Public Hearing on the annexation of 102.5 acres \pm , including the abutting streets, roadways, and rights-of-way; being located in Williamson Counties, Texas and adjacent and contiguous to the city limits; and providing open meetings and other related matters.

PUBLIC HEARING: ACTION

14. Conduct a Public Hearing regarding Subdivision Case 17-CP-002 to consider the request of Pape-Dawson Engineers (Steven Crauford) on behalf of BLD Crystal Springs, LLC to adopt the Crystal Springs Concept Plan on six (6) parcels of land approximately 128.40 acres \pm , more particularly described by Williamson Central Appraisal District Parcel R031204-R031206, R526321 R523989 and R523991; generally located to the southeast of the intersection of Raider Way and East Crystal Falls Parkway; located to the west of Cold Springs Subdivision, Leander, Williamson County, Texas.

- Discuss and consider approval of Subdivision Case 17-CP-002 to adopt the Crystal Springs Concept Plan on six (6) parcels of land approximately 128.40 acres \pm , more particularly described by Williamson Central Appraisal District Parcel R031204-R031206, R526321 R523989 and

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R523991; generally located to the southeast of the intersection of Raider Way and East Crystal Falls Parkway; located to the west of Cold Springs Subdivision, Leander, Williamson County, Texas.

15. Conduct a Public Hearing regarding Zoning Case 17-TOD-Z-008 to consider the request of Steve Ihnen, P.E on behalf of Jean Baptiste, Ltd. to amend the current zoning of PUD/TOD (Planned Unit Development/Transit Oriented Development District) within the Conventional Development Sector to PUD/TOD (Planned Unit Development/Transit Oriented Development District) with a base district of CH-2-A (Cottage Housing) and LC-2-A (Local Commercial) on a portion of a parcel of land approximately 20.14 acres \pm , more particularly described by Williamson Central Appraisal District Parcel R032239; and generally located to the northeast of the intersection of Huddleston Road and 183A Toll Road, Leander, Williamson County, Texas.

- Discuss and consider First Reading of an Ordinance regarding Zoning Case 17-TOD-Z-008 on amending the current zoning of PUD/TOD (Planned Unit Development/Transit Oriented Development District) within the Conventional Development Sector, to PUD/TOD (Planned Unit Development/Transit Oriented Development District) with a base district of CH-2-A (Cottage Housing) and LC-2-A (Local Commercial) on a portion of a parcel of land approximately 20.14 acres \pm in size, more particularly described by Williamson Central Appraisal District Parcel R032239; and generally located to the northeast corner of Huddleston Road and 183A Toll Road, Leander, Williamson County, Texas.

16. Continuation of a Public Hearing opened on June 1, 2017, on the proposed creation of the Deerbrooke Public Improvement District (PID).

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17. Discuss and consider:

- a. Approval of the Second Reading of an Ordinance regarding Zoning Case 17-Z-012 amending the Deerbrooke PUD (Planned Unit Development); on five (5) parcels of land approximately 262 acres \pm , more particularly described by Williamson Central Appraisal District Parcels R031697, R031695, R031696, R398214, and R433338; and generally located to the north east of the intersection of CR 279 and Collaborative Way, to the north of the Savanna Ranch Subdivision, Leander, Williamson County, Texas.
- b. Agreement Regarding the Dissolution of the Deerbrooke Public Improvement District
- c. A Resolution creating the Deerbrooke Public Improvement District and authorizing public improvements to be made for the benefit of such District; providing for a severability clause; providing an effective date; and containing other matters relating to the subject.

18. Discuss and possible direction to staff regarding a work plan for the creation of a residential architectural pattern book as an option for homebuilders in Leander.

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19. Discuss and consider the appointment and/or reappointment of two (2) Councilmembers to the Brushy Creek Regional Utility Authority (BCRUA) Board of Directors for a two (2) year term expiring July 1, 2019.
20. Discuss and consider the annual designation of the Ethics Commission independent legal counsel.
21. Discuss and consider the annual appointment of the Tax Increment Reinvestment Zone (TIRZ) No. 1 Board Chair for a term ending December 31, 2017.
22. Receive water use and supply report for May 2017.
23. Council Member Closing Statements.
24. Convene into Executive Session pursuant to:
 - (a) Section 551.071, Texas Local Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding:
 - (1) The Application of LCRA Transmission Services Corporation to Amend its Certificate of Convenience and Necessity for the Proposed Leander to Round Rock 138 KV Transmission Line Project in Williamson County, Texas, before the State Office of Administrative Hearings (SOAH Docket No. 473-16-4342; PUC Docket No. 45866); and
 - (2) City boundaries and utility service areas.
25. Reconvene into open session to take action as deemed appropriate in the City Council's discretion regarding:
 - (a) Section 551.071, Texas Local Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding:
 - (1) The Application of LCRA Transmission Services Corporation to Amend its Certificate of Convenience and Necessity for the Proposed Leander to Round Rock 138 KV Transmission Line Project in Williamson County, Texas, before the State Office of Administrative Hearings (SOAH Docket No. 473-16-4342; PUC Docket No. 45866); and
 - (2) City boundaries and utility service areas.
26. Adjournment.

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 551.001 et seq. At any time during the meeting the Council reserves the right to adjourn into Executive Session on any of the above posted agenda items in accordance with the Sections 551.071 [litigation and certain Consultation with attorney], 551.072 [acquisition of interest in real property], 551.073 [prospective gift to city], 551.074 [certain personnel deliberations] or 551.076 [deployment/implementation of security personnel or devices]. The City of Leander is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at (512) 528-2743 for information. Hearing impaired or speech disabled persons equipped with telecommunication devices for the deaf may call (512) 528-2800. I certify that the above agenda for this meeting of the City Council of the City of Leander, Texas, was posted on the bulletin board at City Hall in Leander, Texas on the 9th day of June 2017 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.



Dara Crabtree, City Secretary, TRMC

